

Perkins Grist Mill
approximately 0.1 mile west of
North Street on north shore
of Mill Pond
Kennebunkport
York County
Maine

HABS No. ME-126

HABS
ME,
16-KENP,
6-

PHOTOGRAPHS

REDUCED COPIES OF MEASURED DRAWINGS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C. 20240

HISTORIC AMERICAN BUILDINGS SURVEY

PERKINS GRIST MILL

HABS No. ME-126

HABS
ME,
16-KENP.
6-

PART I. HISTORICAL DESCRIPTION

A. General Statement:

1. This mill is situated on approximately 0.1 mile west of North Street on north shore of Mill Pond, Kennebunkport, York County, Maine.
2. The present owners are Arthur and Louise Perkins Lombard, Kennebunkport, Maine.
3. The present occupants, Arthur and Louise Lombard, use the mill as a restaurant.
4. Significance: The mill operated by tides rather than by a stream, and most of the old equipment is still there, as well as the original structure unchanged. It operated until 1939.

B. Chain of Title:

1. Mill was built by Tristram Perkins, and still is owned by his direct descendants through Mrs. Louis Perkins Lombard.
2. The date is 1749, architect - unknown; the builder, Tristram Perkins.
3. The original grindstone was of granite and imported from England. The original dam was of granite blocks with pine posts among them, all held within clay and cement.

C. Alterations and additions:

1. In 1886 James D. Perkins bought a new millstone, of French Buhrstone, a kind of quartz. The dam was rebuilt in 1963 so that much of the old structure remains underneath, but rubble covers it so that the structure no longer shows.
2. Photographs taken in 1879 and 1906 show the early structure and bracket certain changes: in 1879 the east facade of the mill was as now, but it had no cupola, and no porch over the door. It did have a chimney. The storage building was much smaller than now, with two-story facades on north and south. The north facade had a door and two windows on the ground level and two windows above. The east facade was symmetrical and had five windows. By 1906, additions included the cupola, hood over the mill door, and one-story addition to the north of the storage building. This addition continued the roofline unbroken. Another window was added to the east facade and a door broken through between the two old windows. The new north facade had

neither windows nor doors, but on the west was one window and one door (both still present). The addition had no flat ceiling so the second story windows of the old facade look down into the new space. This is the case on the south now also, where a similar one-story addition exists and was presumably put on at the same time as that on the north (it is out of sight in all photos, however).

Also, between 1879 and 1906 the joining of the mill and storage buildings at the rooflines was changed so that roof met roof, rather than the mill roof abutting the storage siding.

3. In 1939, when the mill became a restaurant, the further north ell was added; it breaks the former roof-line and adds one more window and door on the east. Then also, a second window was added on the west, bathrooms were installed in the old mill and kitchen equipment in the old storage building. The mill pond was filled in for a parking lot, where formerly the water had extended north about as far as the 1906 northern facade of the storage building, except where a shored-up dirt road led to the mill entrance. In 1955 the one-story porch on the west was added.
- D. Sources: Old photos in the Grist Mill and in the Perkins family; articles by David Lombard (son of Mrs. Perkins Lombard) in The Kennebunk Star, June 18, 1964 and in The Compass, ca. 1960; thesis by David Lombard for B.A. in Business Administration, Nichols College, Dudley, Mass., 1965; interviews with David Lombard and Mrs. Louise Perkins Lombard, July 23, 1965.

Prepared by: Martha Kingsbury
HABS, Maine III
1965

PART II. ARCHITECTURAL DESCRIPTION

A. General Statement:

1. This structure is a well preserved example of a tidal grist mill of the 18th-19th centuries. Although no longer operating as a mill, the building has received only minor modification. Architectural features include a variety of exposed framing, knee braces, mill machinery and early hardware.
2. Condition of fabric: Excellent.

B. Description of Exterior:

1. This is an L-shaped, shingled, framed building located at a dam on the northeast side of Mill Pond, an estuary of the Kennebunk River. It has intersecting gable roofs, cupola, and

entrance hood. Shingle surfaces are weathered grey, trim is red, and the cupola is white. Overall dimensions are 70' x 20'.

2. Foundations: Foundation walls are random-coursed rubble and wood pilings. Modern additions are concrete.
3. Wall construction: Wood shingles over vertical siding on braced frame. Girts appear at floor, intermediate and ceiling levels; corner boards and fascias are painted red.
4. Stoop: Concrete steps and stoop at front entrance. Gable hood with bracket support.
5. Doorways and doors: Wood board sliding doors at front entrances, bottom support on castiron wheels and iron tracks. Six light sash in each door.
6. Windows: 6/6 double-hung. Canvas awning; casement windows in porch addition, six lights per casement, two casements per opening. Miscellaneous modern windows. Metal louver for kitchen blower.
7. Roof: Intersecting gable roof, wood and composition shingle covering. No overhang or cornice. Felt roof on kitchen shed. Wood gutters.
8. Cupola: Rectangular cupola with pyramidal roof, shingle covering, wood pinnacle. Double hung windows, 6/6; short sides have two windows on each, long sides have three windows, or two plus a wood door. Boxed eaves, molded cornice.
9. Chimney: One brick chimney in kitchen shed (modern). Various modern fans and vent housings.

C. Description of Interior:

1. Floor plan:
 - a. Main floor: Entrance at each southeast elevation into large space for milling process; space divided broken by columns, mill machinery, service counters, stairs to loft space above the two toilets. Trap door and ladder to space under building and to sluice. Access to dining rooms in ell and to porch addition. Kitchen shed and storage. Ladder to loft space over dining room.
 - b. Loft spaces:
 - 1) Loft space over mill room contains milling machinery, chutes and bins. Trapdoor to first floor. Ladder to cupola.

- 2) Loft space over dining room is for storage. Windows DH and 6/6 open into kitchen and into dining porches.

c. Cupola houses conveyor belt machinery.

2. Stairways: All stairways are step ladder or open stair design.
 3. Flooring: Variety of very wide pine boards, 10 to 18 inches. Wood strips.
 4. Wall finish: Framing exposed above vertical board wainscot. Exterior sheathing exposed.
 5. Ceiling: No finish. Exposed beams and joists, hewn and/or vertical sawed. Knee joints occur at several column-beam intersections.
 6. Interior doorways and doors: Horizontal sliding door between millroom and dining room, suspended from top rail and cast iron wheels. Wood board door. Variety of modern board doors. Hatch doors of wood boards.
 7. Trim: None of interest except for chutes and bins associated with milling process. Hoist wheel in loft of mill room, modern interior window shutters.
 8. Lighting: Modern electric.
 9. Heating: None.
 10. Hardware: Mill machinery including mill stones, shafts and gears, waterwheel (not in place), conveyor, etc.
- D. Site: The mill is located on fill contained with wood plank bulkhead on sloping site on the northeast side of the Mill Pond, on estuary of the Kennebunk River. A dam extends southwest to opposite shore of river with sluice next to structure.
1. No outbuildings.
 2. Driveway at south east side.
 3. No landscaping.

Prepared by: F. Blair Reeves
HABS Maine
Coast 1965
July